



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0920

APPEAL by Grainne O'Brien care of Plan 8 Architecture of Church Road, Delgany, County Wicklow against the decision made on the 30th day of January, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission to the said Grainne O'Brien.

Proposed Development (1) New three-bedroom detached dwelling comprising 128 square metres to side. (2) New vehicular entrance. (3) Connection to all public services. (4) All necessary site works and ancillary works necessary to facilitate this development. All all at Number 57 Rory O'Connor Park, Dún Laoghaire, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the configuration of the site and to the design and form of the proposed dwelling, it is considered that the proposed development would appear overly prominent in this streetscape and result in an overbearing impact upon the neighbouring dwelling to the east. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.